



Waveney District Council  
Serving the Community  
Riverside, 4 Canning Road, Lowestoft,  
Suffolk, NR33 0EQ

# Planning Committee

## Membership

Cllr P Ashdown (Chairman)  
Cllr J Groom (Vice Chairman)  
Cllr S Allen  
Cllr N Brooks  
Cllr A Cackett  
Cllr J Ceresa  
Cllr M Cherry  
Cllr G Elliott  
Cllr J Ford  
Cllr I Graham  
Cllr L Harris-Logan  
Cllr T Mortimer  
Cllr M Pitchers

Members are invited to a meeting of the **Planning Committee** in the **Conference Room, Riverside, Lowestoft** on **Tuesday, 16 August 2016** at **6.00pm**

An Agenda is set out below.

## Part One - Open to the Public

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- 1. Apologies / Substitutes**
- 2. Minutes**  
To confirm as a correct record the Minutes of the last meeting held on 12 July 2016 (Pages 1 to 28).
- 3. Declarations of Interest**  
To receive any declarations of interest in respect of any item on the Agenda.
- 4. Declarations of Lobbying**  
To receive any declarations of lobbying in respect of any item on the Agenda.
- 5. Appeal Decisions Report**  
Report of the Head of Planning and Coastal Management (Pages 29).
- 6. Delegated Chief Officer Decisions**  
Report of the Head of Planning and Coastal Management (Pages 30 to 43).
- 7. Enforcement Action – Case Update**  
Report of the Head of Planning and Coastal Management (Pages 44 to 46).

## Planning Applications

Reports of the Head of Planning and Coastal Management.

8. **DC/15/2442/FUL – Rectory Road, Lowestoft** (Pages 47 to 63). **A**
9. **DC/16/2366/FUL – Land south of Southwold Road, Stoven** (Pages 64 to 74). **A**
10. **DC/16/2082/FUL – 92 Dukes Drive, Halesworth** (Pages 75 to 81). **A**
11. **DC/16/2354/FUL – The Bungalow, The Avenue, Kessingland** (Pages 82 to 90). **A**
12. **DC/16/2420/FUL – 5 Vicarage Lane, Mettingham, Bungay** (Pages 91 to 95). **A**

## Other Matters

Reports of the Head of Planning and Coastal Management unless otherwise stated.

13. **Proposed Enforcement Action – Unauthorised Fencing, The Lodge, London Road, Beccles** (Pages 96 to 99).
14. **Use of Section 106 Play Equipment funds from DC/08/0817/FUL** (Pages 100 to 112).

**Close**



Stephen Baker, Chief Executive

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## Notes

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1. This agenda can be viewed on the internet at [www.waveney.gov.uk](http://www.waveney.gov.uk)
2. The Schedule of Delegated Chief Officer Decisions will be available at the meeting.
3. Members of the public wishing to inspect background papers for planning applications should contact the member of staff identified on the report, or alternatively they may be inspected at the Council's Customer Service Marina Centre, Marina, Lowestoft .
4. The indication of planning conditions referred to in the Strategic Director (Regeneration and Environment) comments on the various applications is not definitive and where conditions are suggested they are indicative of the subject matter only. Recommendations will be shown generally as permission or refusal, and the Strategic Director (Regeneration and Environment) will exercise executive powers to frame conditions and reasons for refusal.
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6. Planning Obligations under Section 106 of the Town and Country Planning Act 1990: The Tests in Circular 05/2005.

Obligations should be:

- necessary
- relevant to planning
- directly related to the proposed development
- fairly and reasonably related in scale and kind to the proposed development
- reasonable in all other respects

Two questions should be considered when proposing planning obligations:

Are they needed from a practical point of view to enable the development to go ahead?

Are they so directly related to the proposed development that the development ought not to be permitted without it?

Reasons why planning obligations may be proposed include:

- to provide improved highway facilities, contributions to park and ride, etc.
- to secure the inclusion of affordable housing in a scheme
- to offset the loss of a habitat
- to protect important sites or species

There is a fundamental principle that planning permissions may not be bought or sold.